



City of Carmel

MINUTES
Carmel Board of Zoning Appeals
Hearing Officer
Monday, June 22, 2009
5:30 PM
Caucus Rooms

Present: Madeleine Torres (Hearing Officer)
Lisa Stewart (Recording Secretary)

Staff members in attendance: Christine Barton-Holmes, Planning Administrator, Rachel Boone, Sign Reviewer

Legal Counsel: John Molitor

1h. Carmel High School – Alternative School This agenda item was reordered due to a misprint on the public announcement and will be heard last this evening.

The applicant seeks the following special use approval for an alternative school:

Docket No. 09050007 SU Appendix A – Use Table High School in B5 district.

The site is located at 300 East Main Street and is zoned B5/Office uses. The site is not within the Old Town Overlay.

Filed by William Payne of Fanning/Howey Associates for Carmel Clay Schools.

Ron Farrand of Carmel Clay Schools presented.

- He gave an overview of the project which is to use a portion of the building at 300 East Main Street for an alternative school for high school students.
- The school will service approximately 30 students at any given time.
- Carmel Clay schools will be leasing one suite initially.

Ms. Torres asked if there were any members of the public who wished to speak.
One citizen wished to speak in favor (no audible audio of his name and address.)

Ms. Torres asked about parking. Staff will be able to park at the building and students will park in student parking already available.

Ms. Torres also asked if there will be any additional signage requested. Mr. Farrin indicated there will not be any requests at this time. (the owner of the property spoke at this time, no audible audio)

Rachel Boone indicated that a new tenant sign had been approved. She will review this further and respond to the owner.

Ms. Torres indicated that Docket No. 09050007 SU, Appendix A – Use Table High School in B5 District was approved.

2h. Peterson Fence

The applicant seeks the following development standards variance approval for fence height:

Docket No. 09050005 V Section 25.02.01 Fence height in front yard.

The site is located at 3348 Foster Ridge Lane and is zoned R1/Single-family residential.

Filed by Robert and Priscilla Peterson, owners.

Robert Peterson presented.

- He is the owner of the property.
- Mr. Peterson indicated that because of how his house is oriented he is unable to meet the fence requirement. He wishes to increase his privacy on his lot.
- He reviewed his packet with the Hearing Officer showing the unusual alignment of his property.

Christine Barton-Holmes indicated that the Department supported Mr. Peterson's request.

The Hearing Officer asked if there were any members of the public who wished to speak favorably or unfavorably regarding the project. No one was present.

Ms. Torres approved Docket No. 09050005 V Section 25.02.01, fence height in front yard.

3h. Staybridge Suites - Signage

The applicant seeks the following development standards variance approvals for signage:

Docket No. 09060002 V Section 25.07.02-05 (b) Number of signs.

Docket No. 09060003 V Section 25.07.02-05 (b) Two signs facing west ROW.

The site is located at 10675 N. Pennsylvania St. and is zoned B-6 Business.

Filed by Jon Dobosiewicz of Nelson & Frankenger on behalf of Staybridge Suites.

Jon Dobosiewicz presented for the petitioner. He was accompanied by Jim Shinaver of Nelson & Frankenger.

- Mr. Dobosiewicz reviewed the informational packet submitted for review.
- The two signs are oriented along N. Pennsylvania Street and the other along the building wall.
- Residential areas to the south will not be able to view these signs.
- The signs were approved by the Plan Commission previously.
- The smaller ground sign is for the entrance to the property from Pennsylvania, to make it visible.

Ms. Torres asked if any members of the public wished to speak. No one was present.

Rachel Boone represented the Department. She indicated that the two signs together are less than the possible space for one sign.

Ms. Torres asked if these would be the only two signs requested and if they would be lighted.

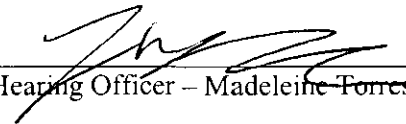
Mr. Dobosiewicz indicated yes to both of her questions.

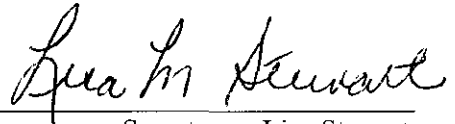
Ms. Torres then indicated that Docket No. 09060002 V Section 25.07.02.05 (b) and Docket No. 09060003 V Section 25.07.02-05 (b), for number of signs and two signs facing west ROW were approved.

Adjournment:

The Hearing Officer adjourned the meeting at 6:08 PM.

Approved this 28th day of July 2009.


Hearing Officer – Madeleine Torres


Secretary – Lisa Stewart